

## \$126,999 - 301 11425 41 Avenue, Edmonton

MLS® #E4446925

**\$126,999**

1 Bedroom, 1.00 Bathroom, 760 sqft

Condo / Townhouse on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

Welcome to the desired community of Royal Gardens! This immaculate updated 1 bedroom, 1 bath 760 SQFT unit is located on the TOP FLOOR. As you enter, the unit is flooded with natural light. The modern white adorable kitchen attaches to your breakfast/dining area, flowing through the kitchen to the opposite end you have a large flex space for formal dining or an office. Next you have a large bedroom with an incredible treed view. Lastly you have IN-SUITE LAUNDRY, 4 piece bath, balcony and 1 outdoor parking stall. This complex has no shortage of amenities including an exercise room with sauna, social room & guest suite for rent. This unit is located in a PRIME LOCATION close to the LRT, Southgate Mall, the Whitemud, shopping, schools, walking trails & the U of A.

Built in 1970

### Essential Information

MLS® #	E4446925
Price	\$126,999
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	760
Acres	0.00



Year Built	1970
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	301 11425 41 Avenue
Area	Edmonton
Subdivision	Royal Gardens (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0T9

### Amenities

Amenities	Exercise Room, Gazebo, Guest Suite, Parking-Plug-Ins, Sauna; Swirlpool; Steam, Social Rooms
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles, Tar & Gravel
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 10th, 2025
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Days on Market	1
Zoning	Zone 16
Condo Fee	\$470

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